

## S U M M A R Y

<b>FILE NO.</b>	2252	<b>Thomas Guide Map No.</b>	626
		<b>Date Received:</b>	02/02/07
		<b>Date Distributed:</b>	02/05/07
<b>ENTITY</b>	City of Renton	<b>Date Filed:</b>	
<b>ACTION</b>	Petition for Land Annexation	<b>Expiration 45 Days:</b>	03/19/07
<b>TITLE</b>	Aster Park Annexation	<b>Board Meeting:</b>	03/15/07

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<b>Location</b>	The site is located on the eastern side of the City of Renton. The western boundary of the site (Ilwaco Avenue) abuts the eastern boundary of the existing City of Renton. A portion of the northern boundary of the site (NE Sunset Boulevard) also is contiguous with the City of Renton. The southern boundary of the site is generally formed by SE 112 <sup>th</sup> Place. The eastern boundary is formed by 148 <sup>th</sup> Avenue SE.
<b>Land Area</b>	Approximately 19.85 acres
<b>Land Use</b>	<u>Current:</u> 41 single family dwelling units; 28 mobile homes <u>Future:</u> Approximately 62 single family dwelling units
<b>Population</b>	<u>Current:</u> Approximately 94 persons <u>Future:</u> Approximately 143 persons.
<b>Assessed Valuation</b>	<u>Current:</u> \$16,132,500 <u>Future:</u> Approximately \$26,632,500
<b>County Comprehensive Plan Designation</b>	Urban Residential Use – Medium Density
<b>County Zoning</b>	R-4 – R-12 (4 - 12 dwelling per gross acre); R-48 (48 dwelling units per acre – mobile home park)
<b>City Comprehensive Plan</b>	Residential Use – Low Density
<b>City Zoning</b>	Residential Use: R-4 (Maximum 4 dwelling units per net acre)
<b>District Comprehensive Plan</b>	City of Renton Comprehensive Water & Sewer District Plan
<b>District Franchise</b>	No franchise is required for service to the Aster Park Area.
<b>Urban Growth Area (UGA)</b>	The site is located within the Urban Growth Area as identified under the State Growth Management Act, King County Comprehensive Plan and City of Renton Comprehensive Plan
<b>SEPA Declaration</b>	The proposed annexation is exempt from SEPA pursuant to RCW 43.21C.222.

**ENTITIES/AGENCIES NOTIFIED:**

**King County Council Member(s)** Reagan Dunn

**King County:** Clerk of Council, Department of Assessments, Fire Marshal, Health Division, State Department of Ecology, Puget Sound Regional Council, Municipality of Metropolitan Seattle (Metro)

**Cities:** Newcastle

**Fire Districts:** East Side Fire & Rescue District No. 10; City of Renton Fire Department

**Water Districts:** King County Water District No. 90; City of Renton Water Utilities Department

**Sewer Districts:** City of Renton Sewer Utilities Department

**School Districts:** Renton School District No. 403

## **SUMMARY (File No. 2252)**

The City of Renton proposes the annexation of approximately 19.85 acres, known as the Aster Park Annexation. This annexation was proposed under the 60% petition method, pursuant to RCW 35A.14. Renton City Council adopted the petition for annexation in November of 2006.

The site is located on the eastern side of the City of Renton. The western boundary of the site (Ilwaco Avenue) abuts the eastern boundary of the existing City of Renton. A portion of the northern boundary of the site (NE Sunset Boulevard) also is contiguous with the City of Renton. The southern boundary of the site is generally formed by SE 112<sup>th</sup> Place. The eastern boundary is formed by 148<sup>th</sup> Avenue SE.

The unincorporated area is included in the "Annexation Element" of the City of Renton Comprehensive Plan and is located within the Renton Potential Annexation Area. The proposed action is consistent with City of Renton Comprehensive Plan policies addressing annexation, including those provisions which call for inclusion of urban areas within the City together with protection of and provision of services to incorporated areas (e.g., LU-1; LU 37.3; LU-37.5; LU-36; LU-41, and LU-42).

The Aster Park property owners are seeking annexation in order to develop properties under City of Renton regulations and to receive public services (e.g., sewer services) from Renton. Presently the area includes approximately 41 single family residential dwellings and a mobile home park. The City of Renton proposes residential zoning at R-4 (maximum 4 dwelling units per net acre) in order to achieve urban densities and efficiencies consistent with adopted Countywide goals and City policies for urban growth. In the City of Renton, at full development, Aster Park would include a total of approximately 62 single-family homes which would house approximately 143 persons. The new single-family homes would replace the mobile homes at this site.

The City of Renton has planned for growth at this level of urban density and has established standards to guide ongoing uses and new development on the Aster Park properties following annexation. More specifically, the City of Renton is prepared to provide development review based upon local standards and applicable King County guidelines. Similarly, the City will provide environmental review to the annexation area based upon local, regional and state regulations for protection of environmentally sensitive areas (e.g., sloped terrain, vegetated areas).

The City of Renton can directly provide (or contract for) urban services to the area. For example, upon annexation, the City will provide the Aster Park Area with police services, fire protection services and emergency medical services. The City will also establish storm water management system requirements for the Aster Park Area. King County Water District No. 90 will continue to provide water service to the Aster Park Annexation Area. The City of Renton Sewer Utilities Department will provide sewer services to the Aster Park Annexation Area.

City and County library facilities, law and justice facilities, and parks and recreation facilities (slated for improvements) would be available to the community. Children would continue to attend schools in Renton School District No. 403.

The City of Renton reports that the proposed annexation conforms to the State Growth Management Act (RCW 36.70A.) For example, the annexation is supported by RCW 36.70.20, which requires community planning goals, for urban growth, services and infrastructure, and environmental preservation. Additionally, the application reportedly is consistent with RCW 36.70A.020 (1), encouraging development in urban areas where there are adequate public services. It is also consistent with RCW 36.70A.020 (12), which calls for public services to support permitted development. Annexation would also permit urban growth – and protection of environmentally sensitive areas – as envisioned in the Growth Management Act.

Further, the Aster Park Annexation is reported to be consistent with the King County Comprehensive Plan. Following are examples of King County Comprehensive Plan/Countywide Planning Policies that are addressed by the proposed Aster Park Annexation:

FW-13: Cities are the appropriate providers of local urban services to Urban Areas.

LU-31: The County should identify urban development areas within the Urban Growth Area.

LU-32: The County should encourage cities to annex territory within their designated potential annexation area.

LU-33: Land within a city's potential annexation area shall be developed according to local and regional growth phasing plans.

U-203: Population growth should be encouraged in Urban Growth Areas.

U-204: The County should support annexations that are consistent with Countywide Planning Policies and the State Growth Management Act.

U-208: Land capacity shall be provided for residential, commercial and industrial growth.

U-304: Growth should be focused within city boundaries.

The proposed Aster Park Annexation is reportedly consistent with the provisions of RCW 36.93 (Boundary Review Board Regulations). For example, this annexation would be consistent with Objective 1, which calls for the preservation of neighborhoods. This area is linked to Renton by geographic features social fabric (e.g., similar land uses, open spaces, common terrain features).

Similarly, the annexation would be consistent with Objective 2, which calls for the use of physical boundaries to demarcate an annexation area. For the Aster Park Area, boundaries are primarily formed by roadways and by existing City boundaries.

The Aster Park Annexation would also be consistent with Objective 3, which calls for creation of logical service areas. Local residents have petitioned for annexation in order that all services and land use regulations affecting their area may be efficiently coordinated by a single local government unit. The City of Renton is prepared to govern and serve the area.

The proposed annexation is also reportedly consistent with Objectives 4-7, which call for the achievement of reasonable boundaries for a jurisdiction. While the proposed annexation is small in size, the area lies within the Renton PAA and so this incorporation is consistent with City plans to govern and serve the area. This annexation would also be consistent with Objective 8, which calls for inclusion of urban areas within municipalities.

The City of Renton has conducted fiscal analyses related to the proposed Aster Park Annexation. At present levels of development, City expenditures are estimated at \$72,749; revenues are estimated at \$75,278. At full development, City expenditures are estimated at 89,719; revenues are estimated at 108,804. The City will experience a modest loss (\$1,233) at present development; the City will experience a net gain of approximately \$10,545 at full development.

As such, City officials report that the jurisdiction will have sufficient resources to serve the area without a significant impact with respect to cost and adequacy of services, finances, debt structure, or rights of other governmental units. For the present and the future, property owners will assume their share of the regular and special levy rate of the City for capital facilities and public services. Future capital needs and costs will be examined and funded through the Renton Capital Investment Program.

The City of Renton supports this annexation in order to serve citizens of the area. New residential development and coordinated services would benefit the greater Renton community.